

IN THE MATTER OF
THE APPLICATION OF
ELMER C. WOOLFORD, ET UX
FOR A ZONING VARIANCE ON PROPERTY
LOCATED ON THE SOUTH SIDE OF SMITH
AVENUE, 513' WEST OF THE CENTERLINE
OF BRYANT AVE (2205 S. 11TH AVENUE)
15th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 88-325-A

OPINION

This case comes before this Board on appeal from a decision of the Deputy Zoning Commissioner granting the requested side yard setback variance of 5.25' to 1". The case was heard this day in its entirety.

Mr. Elmer C. Woolford appeared as Petitioner and represented himself. He testified that he built a carport in order that his wife would not have to go into the elements in order to get into her automobile since she is somewhat handicapped by the replacement of her knee joints. Mr. Woolford testified that he and his son erected the carport without benefit of permit and that he based his dimensions on his understanding that Mrs. Klima's fence was 6" into her lot and that he set back 8" from this fence for the construction. This basically concluded Petitioner's testimony.

Mrs. Margaret Klima, the abutting neighbor, testified in opposition to the carport as it now exists. It was her contention that this carport was encroaching on her property, that the runoff from the carport was entering her property, and that the carport increased the noise and fumes from Mr. Woolford's automobile to the detriment of the enjoyment of her property. She submitted as Protestant's Exhibit No. 1 an official survey by a registered land surveyor dated March 22, 1988. This survey clearly shows that the carport as now erected encroaches onto Mrs. Klima's property. The Board is of the opinion that this encroachment should not be allowed to exist. If either property owner decided

Case No. 88-325-A
Elmer C. Woolford, et ux

2.

to sell their property, a title survey would immediately indicate the encroachment. Because of the size of the lot, the need for the carport, and the fact that it already exists, the Board is of the opinion that the variance from 5.25' to 1" from the actual property line should be granted. Since the actual, accurate property line is now documented by M. & H. Development Engineers, Inc., Malcolm E. Hookins, Land Surveyor, the Board will order that Mr. Woolford move everything on the carport back so that the furthestmost point of the carport is 1" in from the true property line. This includes the rain gutter. It was agreed to in open testimony by the Protestant/Appellant that, if this was accomplished, no further issue would be raised regarding the existing driveway and the existing concrete substructures presently in use for the carport.

ORDER

It is therefore this 4th day of August, 1988 by the County Board of Appeals of Baltimore County ORDERED that the requested

instant Petition in an effort to resolve this matter.

Mr. Woolford testified he is the original homeowner of 2205 Smith Avenue and has lived there since 1947. He further testified that the carport was built mainly for health reasons as Mrs. Woolford, who is in her late 60's, has very bad knees and great difficulty walking. The carport allows her to leave and enter the house without risking the possibility of falling on ice or being exposed to inclement weather. The Petitioner testified that the structure of the carport is approximately 9" from his neighbor's property line but the drain system is approximately 1" from the property line. Albert Woolford testified that the drain system has been constructed so that the water runs through the gutter and is discharged to the rear of their property to prevent runoff onto the adjoining property. The Petitioners further testified that due to the unique characteristics of the property, the carport could not have been built in strict compliance with the Baltimore County Zoning Regulations (B.C.Z.R.); thus, the requested variance is necessary.

Petitioner introduced as Petitioner's Exhibit 2 a plat prepared by Baltimore County's Bureau of Engineering as evidence that the adjacent property owners, Mr. & Mrs. Klima, have placed an addition to their home which the Petitioners believe is too close to their property line. The Petitioners testified that they also believe said addition was placed without permits. The Petitioners indicated that while they and the adjoining property owners at one time had been friends, they have not spoken to each other for the last several years.

The Petitioners seek relief from Section 1802.3C.1 (300.1) pursuant to Section 307 of the B.C.Z.R.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance was granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 10th day of February, 1988 that a side yard setback of 1" in lieu of the required 5.25 feet for an existing carport, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restriction:

Case No. 88-325-A
Elmer C. Woolford, et ux

3.

variance from 5.25 feet to 1 inch be and the same is GRANTED with the following condition:

That the carport be altered so that the furthest projection of the carport be at least 1 inch from the true property line as established by registered land surveyor.

IT IS FURTHER ORDERED that this relocation of the existing carport to comply with the Board's Order be accomplished within thirty (30) days from the date of this Order.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Lynn B. Moreland
Lynn B. Moreland

Henry H. Lewis

IN THE MATTER OF
THE APPLICATION OF
ELMER C. WOOLFORD, ET UX
FOR A ZONING VARIANCE ON PROPERTY
LOCATED ON THE SOUTH SIDE OF SMITH
AVENUE, 513' WEST OF THE CENTERLINE
OF BRYANT AVE (2205 S. 11TH AVENUE)
15th ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 88-325-A

OPINION OF THE BOARD AND THE COMMISSIONER OF THE ZONING

The Petitioners herein request a variance to permit a side yard setback of 1" in lieu of the required 5.25 feet for an existing carport, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Elmer C. Woolford, appeared and testified. Also appearing on behalf of the Petitioner was Albert Woolford, the Petitioner's son.

The hearing was scheduled for 9:00 AM the morning of Monday, February 22, 1988. Prior to the onset of the hearing, the Zoning Office received a telephone call that the next door neighbors, Mr. & Mrs. Klima, wished to attend the hearing as Protestants, but would not be at the hearing until 9:30 AM. At the request of the Deputy Zoning Commissioner, the Petitioners gave their testimony and agreed to wait until 10:00 AM to allow the neighbors an opportunity to present their position. Mr. & Mrs. Klima did not arrive until 10:30 AM at which time they were advised that the hearing was over and a decision would be rendered based on the testimony and evidence presented by the Petitioners. Mr. & Mrs. Klima were further advised that if they were unhappy with the decision rendered, they had the right to file an appeal.

Testimony indicated that the subject property, zoned D.R. 5-B, is located in the Westover subdivision of Lansdowne. In August, 1987, the Petitioner constructed a carport attached to the existing dwelling. The adjoining property owners filed a complaint that the carport was too close to their property line. As a result, the Zoning Office issued a citation and the Petitioners filed the

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3C.1 (300.1), to permit a side yard setback of 1" inch in lieu of the required 5.25 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1- LOT TOO SMALL FOR ADDITION
- 2- LOT TOO SMALL FOR ACCOMMODATING A CARPORT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of February, 1988, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of February, 1988, at 9:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

AMH:bjs

ORDER RECEIVED FOR FILING
Date 2/19/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 2/19/88
By [Signature]

ORDER RECEIVED FOR FILING
Date 2/19/88
By [Signature]

Property Description

Beginning on the south side of Smith Avenue 30 feet wide, at the distance of 515 feet west of the centerline of Bryant Avenue. Being lot 15, in the subdivision of Westover. Book No. 19, Folio 3. Also known as 2205 Smith Avenue in the 13th Election District.

Mark 27, 1988
Filed with Zoning Commission
Office of Planning & Zoning

My husband and I want to file for an appeal on Case No. 88-325-A. We have had a survey done on our property and they definitely are on our property. Enclosed is a check for \$5.00 plus \$5.00 for cost of sign to be placed on our lawn.

William R. Klima
Margaret R. Klima

Mr. and Mrs. William Klima
 2205 Smith Avenue
 Baltimore, Maryland 21227

MAY 25 1988
 ZONING OFFICE



County Board of Appeals of Baltimore County

Room 200 Court House
 Towson, Maryland 21204
 (410) 991-3180

May 24, 1988

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASON. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2.01. NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2.01, COUNTY COUNCIL BILL NO. 88-79.

JACE NO. 88-325-A

ELMER C. WOOLFORD, ET UX

S/S Smith Avenue, 515' W of the c/l of Bryant Avenue
 of Bryant Avenue (2205 Smith Avenue)

13th Election District
 2nd Councilmanic District

VAP - side yard setback

2/25/88 - D.Z.C. Granted w/restrictions

ASSIGNED FOR:

TUESDAY, JULY 26, 1988 at 10:00 a.m.

cc: Mr. & Mrs. Elmer C. Woolford

Petitioners/Appellees

Mr. & Mrs. William R. Klima

Protestants/Appellants

Phyllis Cole Friedman

People's Counsel for Balto. County

P. David Fields

James G. Hoswell

J. Robert Haines

Ann M. Nastarowicz

James E. Dyer

Docket Clerk - Zoning

Arnold Jablon, County Attorney

Kathleen C. Weidenhammer
 Administrative Secretary

RECEIVED
 MAY 26 1988
 ZONING OFFICE

APPEAL

Petition for Zoning Variance
 S/S Smith Avenue, 515' W of the c/l of Bryant Avenue
 (2205 Smith Avenue)
 13th Election District - 2nd Councilmanic District
 Elmer C. Woolford, et ux - Petitioners
 Case No. 88-325-A

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificates of Publication

Entry of Appearance of People's Counsel (None Submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Petitioner's Exhibits: 1) Plat of Property

2) Bureau of Engineering Drawing revised 8/26/86

Deputy Zoning Commissioner's Order dated February 25, 1988

Letter of Appeal received March 25, 1988 from Mr. & Mrs. William Klima, Protestants

Mr. & Mrs. Elmer C. Woolford, Petitioners

2205 Smith Avenue, Baltimore, Md. 21227

Mr. & Mrs. William R. Klima, Protestants

2203 Smith Avenue, Baltimore, Md. 21227

Phyllis Cole Friedman, Esquire.

People's Counsel of Baltimore County

Rm. 223, Old Courthouse, Towson, Maryland 21204

Request Notifications: P. David Fields, Director of Planning & Zoning; J. Robert Haines, Deputy Zoning Commissioner; Ann M. Nastarowicz, Deputy Zoning Commissioner; James E. Dyer, Deputy Zoning Commissioner; Robert Haines, Deputy Zoning Commissioner.

April 1, 1988

Baltimore County Board of Appeals

Old Courthouse, Room 200

Towson, Maryland 21204

Re: Petition for Zoning Variance

S/S Smith Avenue, 515' W of the c/l of Bryant Avenue

(2205 Smith Avenue)

13th Election District - 2nd Councilmanic District

Elmer C. Woolford, et ux - Petitioners

Case No. 88-325-A

Dear Board:

An appeal of the above-referenced matter was filed in this office on March 25, 1988 by Mr. & Mrs. William Klima, Protestants. All pertinent information to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

Deputy Zoning Commissioner

cc: Mr. & Mrs. Elmer C. Woolford

2205 Smith Avenue, Baltimore, Md. 21227

Mr. & Mrs. William Klima

2203 Smith Avenue, Baltimore, Md. 21227

Phyllis Cole Friedman, Esquire,

People's Counsel of Baltimore County

Rm. 223, Old Courthouse, Towson, Maryland 21204

File

February 25, 1988

Mr. & Mrs. Elmer Woolford
 2205 Smith Avenue
 Baltimore, Maryland 21227

Re: Petition for Zoning Variance
 S/S Smith Avenue, 515' W of the c/l of Bryant Avenue
 13th Election District - 2nd Councilmanic District
 Case No. 88-325-A

Dear Mr. & Mrs. Woolford:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AM:bjb

Enclosures

cc: People's Counsel

File

Mr. & Mrs. Klima
 2203 Smith Avenue
 Baltimore, Maryland 21227

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 494-3353

J. Robert Haines
 Zoning Commissioner

December 7, 1987

2/16/88

Mr. & Mrs. Elmer Cecil Woolford

2205 Smith Avenue

Baltimore, Maryland 21227

Re:

Case number: 88-325-A

S/S Smith Avenue, 515' W of c/l Bryant Avenue

(2205 Smith Avenue)

13th Election District - 2nd Councilmanic District

Petitioners: Elmer C. Woolford, et ux

Dear Mr. & Mrs. Woolford:

Please be advised that 66-38 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

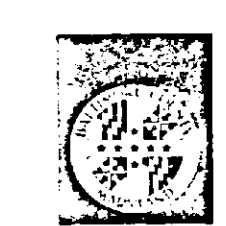
DATE: 3/16/88 ACCOUNT: 88-325-A

AMOUNT: \$ 11.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER



Dennis F. Rasmussen
 County Executive

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

Date of Posting: 7/16/88

District: 13th

Posted for: Elmer C. Woolford, et ux

Petitioner: S/S Smith Avenue, 515' W of the c/l of Bryant Avenue (2205 Smith Avenue)

Location of property: S/S Smith Avenue, 515' W of the c/l of Bryant Avenue (2205 Smith Avenue)

Location of Sign: 2205 Smith Avenue

Remarks: [Signature]

Posted by: [Signature]

Number of Signs: 1

Date of return: 2-17-88

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb 4, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb 4, 1988.

THE JEFFERSONIAN,

Publisher

ARNISH?

1st in silver, brass & copper

shing, replating & repair

of dishware, flatware, tea set,

tin, brass, chandeliers, &

replating metal furnishings.

buy sterling, ornamental

ware & Franklin mint coins.

4305 Kenshaw Ave.

at 6300 W. Reservoir Rd.

358-3377

Tues. - Sat. 10 A.M. - 6 P.M.

Sat. 10 A.M. - 6 P.M.

LEWIS CLEANERS

8141 Libby Road

922-2010

42147 Park Heights Rd. 494-3377

AUTOMOTIVE

MONTJUNK CARS & TRUCKS

1000-1000

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CERTIFICATE OF PUBLICATION

Pikesville, Md. 21208

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 19th day of February, 1988.

the first publication appearing on the 19th day of February, 1988.

the second publication appearing on the 19th day of February, 1988.

the third publication appearing on the 19th day of February, 1988.

THE NORTHWEST STAR

Manager

Cost of Advertisement: 11.20

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified below in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-325-A
S/S Smith Avenue, 515' W of c/l Bryant Avenue
(2205 Smith Avenue)
13th Election District - 2nd Councilmanic District
Petitioners: Elmer C. Woolford, et ux
DATE/TIME: TUESDAY, FEBRUARY 22, 1988 at 9:00 a.m.

Variance to permit a side yard setback of 1 inch in lieu of the required 5.25 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 41768

DATE: 2-22-88 ACCOUNT: 88-325-A

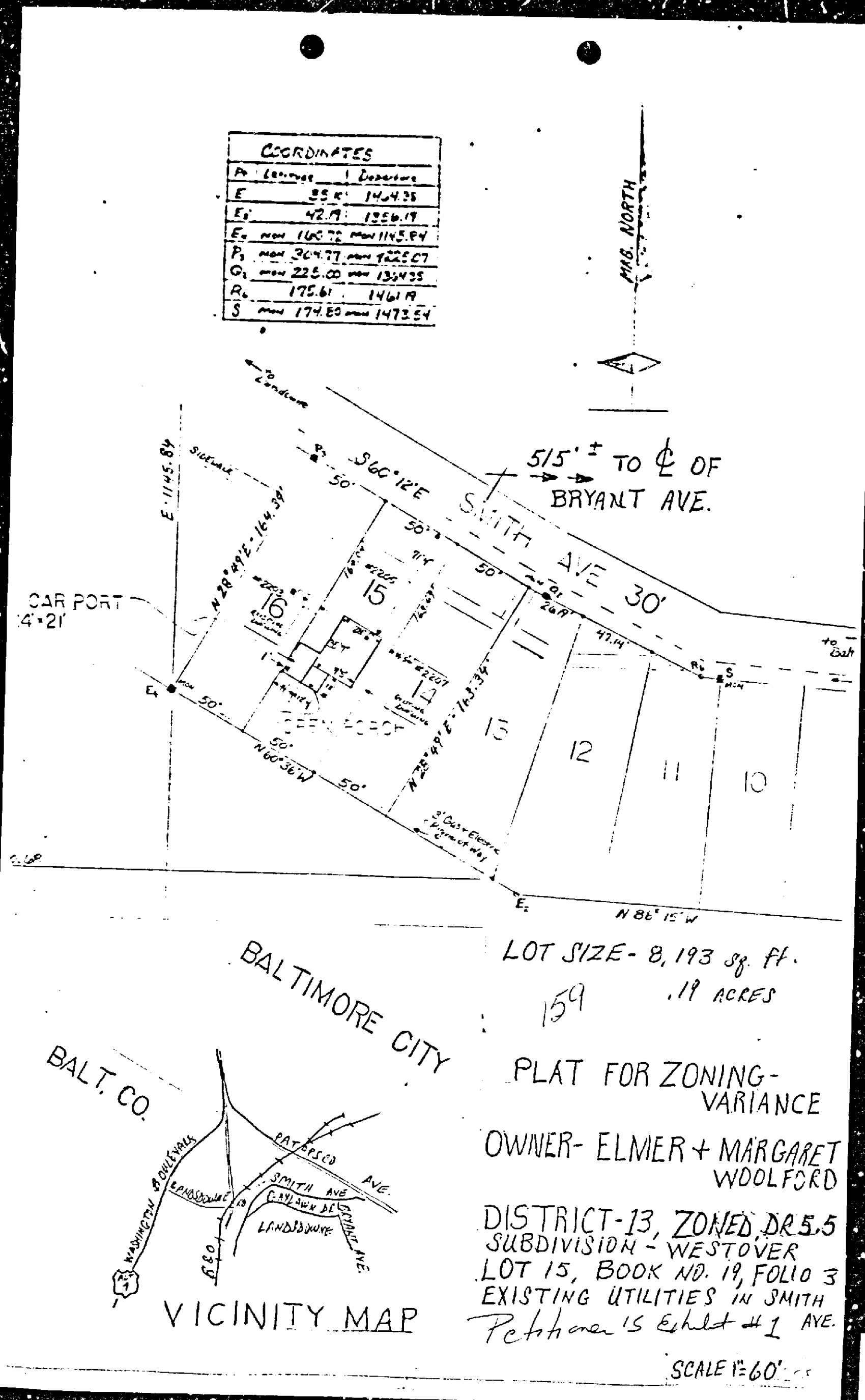
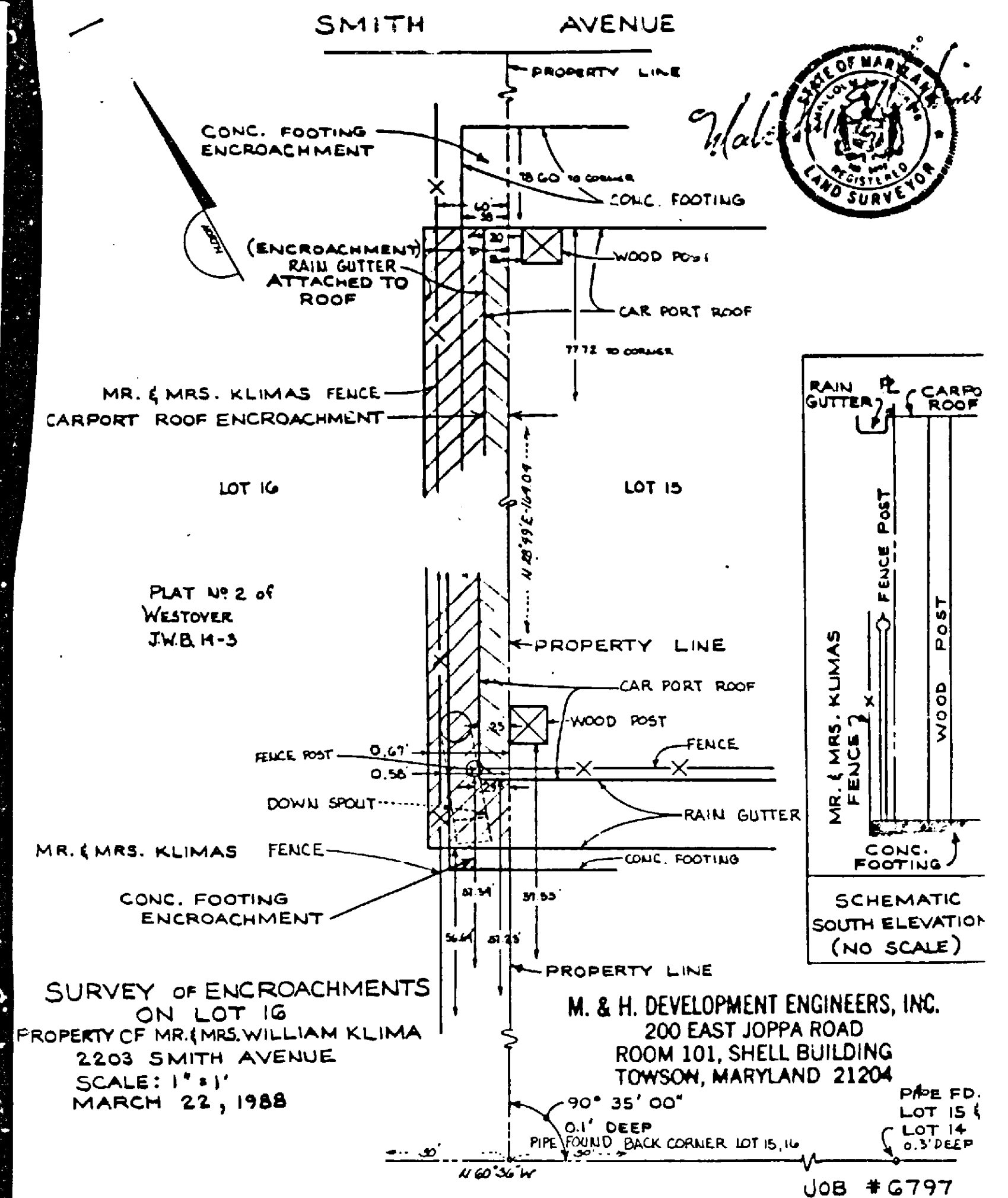
AMOUNT: \$ 95.00

RECEIVED FROM: Elmer C. Woolford, et ux

FOR: Survey Fee

VALIDATION OR SIGNATURE OF CASHIER

ROBERT HAINES
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commission
FROM: P. David Fields
SUBJECT: Zoning Petition Nos. 88-325-A, 88-326-A, 88-327-A
DATE: January 12, 1988

There are no comprehensive planning factors requiring comment on this petition.

P. David Fields
P. David Fields
Director

PDF:JCH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

88-325-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of November, 1987.

J. Robert Haines
J. Robert Haines
Zoning Commissioner

Petitioner: Elmer C. Woolford, et ux
Received by: James E. Dyer
Petitioner's Attorney: Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 16, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Elmer Cecil Woolford
2205 Smith Avenue
Baltimore, Maryland 21227

RE: Item No. 159 - Case No. 88-325-A
Petitioners: Elmer C. Woolford, et ux
Petition for Zoning Variance

Dear Mr. Woolford:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kdb

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3354

December 2, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items numbers 159, 160, 161, 162, 163, 165, 166, and 167.

Very truly yours,
Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate II

MSF:sb

Baltimore County
Fire Department
Towson, Maryland 21204-2386
494-4500

November 25, 1987

Paul H. Reincke
Chief
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Elmer C. Woolford, et ux

Location: S/S Smith Avenue, 515' W c/l Bryant Avenue

Item No.: 159

Zoning Agenda: Meeting of 11/10/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

ENCLOSURE: 1. Survey Map
2. Fire Department Comments
3. Fire Department Comments
4. Fire Department Comments
5. Fire Department Comments
6. Fire Department Comments
7. Fire Department Comments
8. Fire Department Comments
9. Fire Department Comments
10. Fire Department Comments



County Board of Appeals of Baltimore County
Room 315, County Office Building
Towson, Maryland 21204
(301) 494-3180

August 4, 1988

Mr. & Mrs. William R. Klima
2203 Smith Avenue
Baltimore, MD 21227

RE: Case No. 88-325-A
Elmer C. Woolford, et ux

Dear Mr. & Mrs. Klima:

Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Sincerely,
Kathleen C. Weidenhammer
Kathleen C. Weidenhammer
Administrative Secretary

Encl.

cc: Mr. & Mrs. Elmer C. Woolford
P. David Fields
James E. Dyer
J. Robert Haines
Ann M. Westerman
James E. Dyer
Docket Clerk - Zoning
Arnold J. Smith, County Attorney

11/87



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 491-3180

May 24, 1988

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-325-A

ELMER C. WOOLFORD, ET UX
S/S Smith Avenue, 515' W of centerline
of Bryant Avenue (2205 Smith Avenue)13th Election District
2nd Councilmanic District

VAR -side yard setback

2/25/88 -D.Z.C. Granted w/restrictions

ASSIGNED FOR:

TUESDAY, JULY 26, 1988 at 10:00 a.m.

cc: Mr. & Mrs. Elmer C. Woolford

Petitioners/Appellees

Mr. & Mrs. William R. Klima

Protestants/Appellants

Phyllis Cole Friedman

People's Counsel for Balto. County

P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk -Zoning
Arnold Jablon, County AttorneyKathleen C. Weidenhammer
Administrative Secretary

County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 491-3180

June 30, 1988

RELOCATION

PLEASE NOTE:

Effective July 11, 1988, all cases scheduled to be heard before the County Board of Appeals in Hearing Room 218 of the Old Courthouse will be heard in ROOM 301, THIRD FLOOR, COUNTY OFFICE BUILDING (111 W. Chesapeake Avenue--across the street from the Old Courthouse). Scheduled date and time remain the same.

In addition, the administrative offices of the Board will relocate on Friday, July 1, 1988 to Room 315, County Office Building.

If you have any questions, please call 494-3180 (the telephone number will remain the same).

Kathleen C. Weidenhammer
Administrative Secretary

5/24/88 -Notice of Assignment sent to following--hearing on Tuesday, July 26, 1988 at 10:00 a.m.:

M/M Elmer Woolford
M/M Wm R. Klima
Phyllis C Friedman
P. David Fields
James G. Hoswell
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk -Zoning
Arnold Jablon, County AttorneyCERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, MarylandDistrict 13thPosted for: AppealDate of Posting 4-19-88Petitioner: Elmer C. Woolford et uxLocation of property: S/S of Smith Ave 515' W of the c/l of Bryant Ave (2205 Smith Ave)Location of Signs: On front of 2205 Smith AveRemarks: Subsequent to complaint to office, sign posted second time 6/10/88Posted by: A. J. Smith

Signature

Date of return: 4-22-88Number of Signs: 1Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333J. Robert Haines
Zoning Commissioner

April 1, 1988

Baltimore County Board of Appeals
Old Courthouse, Room #205
Towson, Maryland 21204RE: Petition for Zoning Variance
S/S Smith Avenue, 515' W of the c/l of Bryant Avenue
(2205 Smith Avenue)
13th Election District - 2nd Councilmanic District
Elmer C. Woolford, et ux - Petitioners
Case No. 88-325-A

Dear Board:

An appeal of the above-referenced matter was filed in this office on March 25, 1988 by Mr. & Mrs. William Klima, Protestants. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

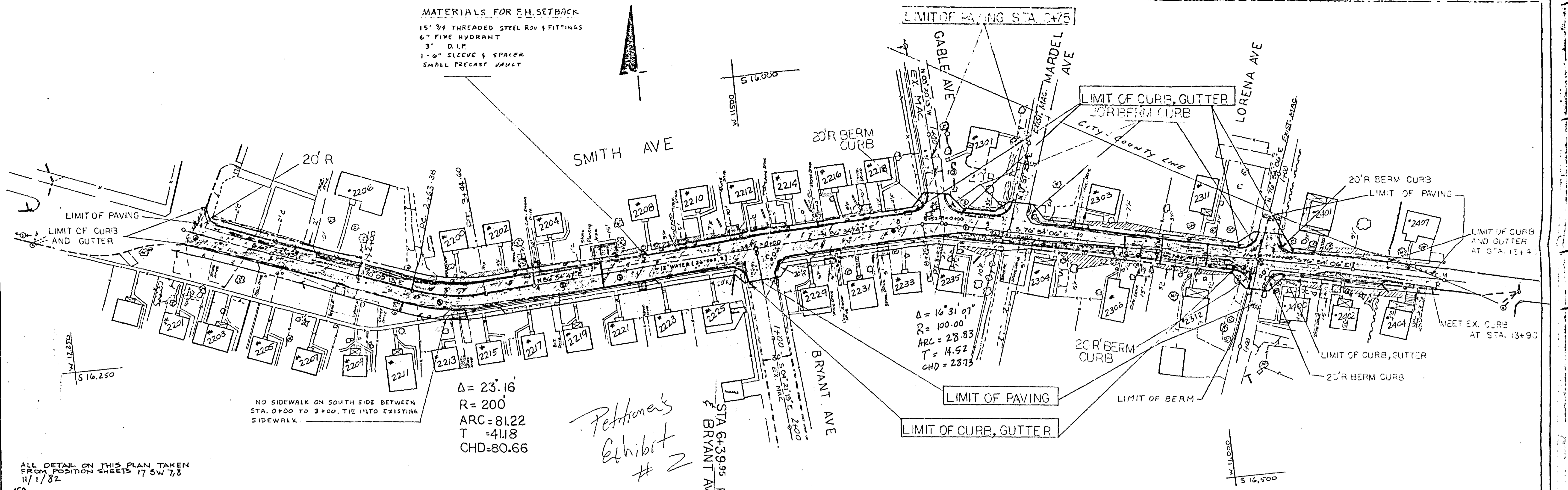
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:bjs

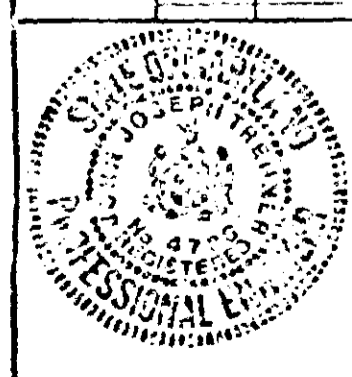
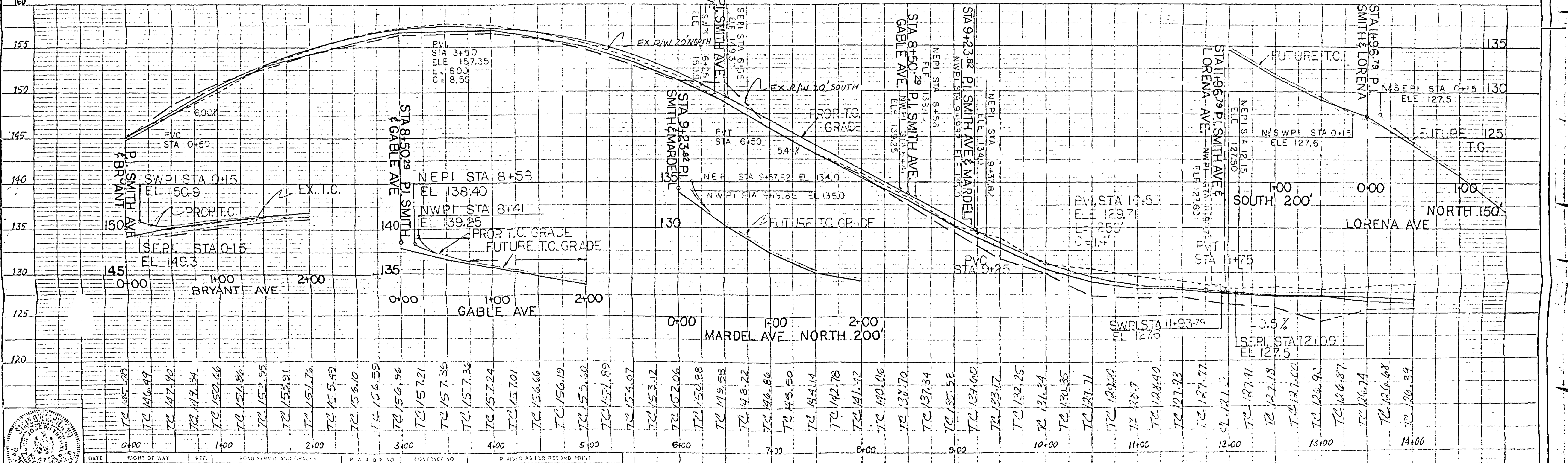
cc: Mr. & Mrs. Elmer C. Woolford
2205 Smith Avenue, Baltimore, Md. 21227Mr. & Mrs. William Klima
2203 Smith Avenue, Baltimore, Md. 21227Phyllis Cole Friedman, Esquire,
People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Maryland 21204

File

MATERIALS FOR F.H. SETBACK
 15' 3/4" THREADED STEEL ROD & FITTINGS
 6" FIRE HYDRANT
 3" D.I.P.
 1-6" SLEEVE & SPACER
 SMALL PRECAST VAULT



ALL DETAIL ON THIS PLAN TAKEN FROM POSITION SHEETS 17 SW 7, 8 11/1/82



DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRANT	P. & A. DR. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT	DATE
0400	83-156			5869	10		
DESIGNED	DRAWN	CHECKED	PERMIT REQUESTED	PERMIT NUMBER	GRADE ESTABLISHED	PROFILE NUMBER	
AIR	AIR						
ENGINEER	REVIEWED		HIGHWAYS	STRUCTURES	WATER	SEWER	RAILROAD
DATE: 10/1/85	10/1/85		U.S.	RAC	U.S.	SAH	076
			BUREAU OF ENGINEERING		DEPARTMENT OF PUBLIC WORKS		
			10/1/85		10/1/85		
			G-SE		11SW 8.9		
			1" = 50'				
			SMITH AVENUE		60' W. OF BRYANT AVE TO CITY COUNTY LINE		
			JOB ORDER NO. 5-2-703		SHEET 2 OF 2		
			85-0854				